



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Work Session - Final City Council

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Tuesday, May 21, 2019

3:00 PM

City Council Chambers

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### 630 E. Hopkins - Work Session

I. Call To Order

II. Roll Call

### PRESENTATIONS

1. Receive a Staff presentation and hold discussion regarding workforce housing, and provide direction to Staff.

### EXECUTIVE SESSION

2. Executive Session in accordance with the following Government Code Sections:
  - A. Section § 551.071 - Consultation with Attorney and Section 551.072 - Deliberations Regarding Real Property, to receive a staff briefing and to deliberate the acquisition of a public utility easement on the Gunnarson property on Ramsey Street at a location adjacent to the Hilltop Electric Substation.
  - B. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters and Project Big Hat
  - C. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Big Hat

III. Adjournment.

**POSTED ON THURSDAY, MAY 16, 2019 @ 4:00PM**

**JAMIE LEE CASE, CITY CLERK**

### Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)





## Legislation Text

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**File #:** ID#19-223, **Version:** 1

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**AGENDA CAPTION:**

Receive a Staff presentation and hold discussion regarding workforce housing, and provide direction to Staff.

**Meeting date:** May 21, 2019

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** City Council Strategic Initiative

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Workforce Housing

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

**Background Information:**

Workforce Housing was identified as one of five strategic initiatives in 2018, and 2019. A City Council Workforce Housing Committee was formed to further the goals of the initiative. The Workforce Housing Strategic Initiative identified three primary outcomes: Assemble a Workforce Housing Task Force, Increase Rates of Homeownership, and Maintain Existing Housing Stock in Safe Conditions. A Housing Task Force was formed in August of 2018 with the purpose of assisting the City Council Workforce Housing Committee in developing a Strategic Housing Action Plan aimed at addressing the housing needs in San Marcos. The Housing Task Force will work in tandem with the City Staff and local stakeholders to address our housing challenges through the SMTX 4 All Housing Program. The purpose of this presentation is to update the City Council on the work of the Housing Task Force since September 2018.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.



# City Council Work Session

May 21, 2019



# Presentation Outline

1

Project Overview - Abigail Gillfillan

2

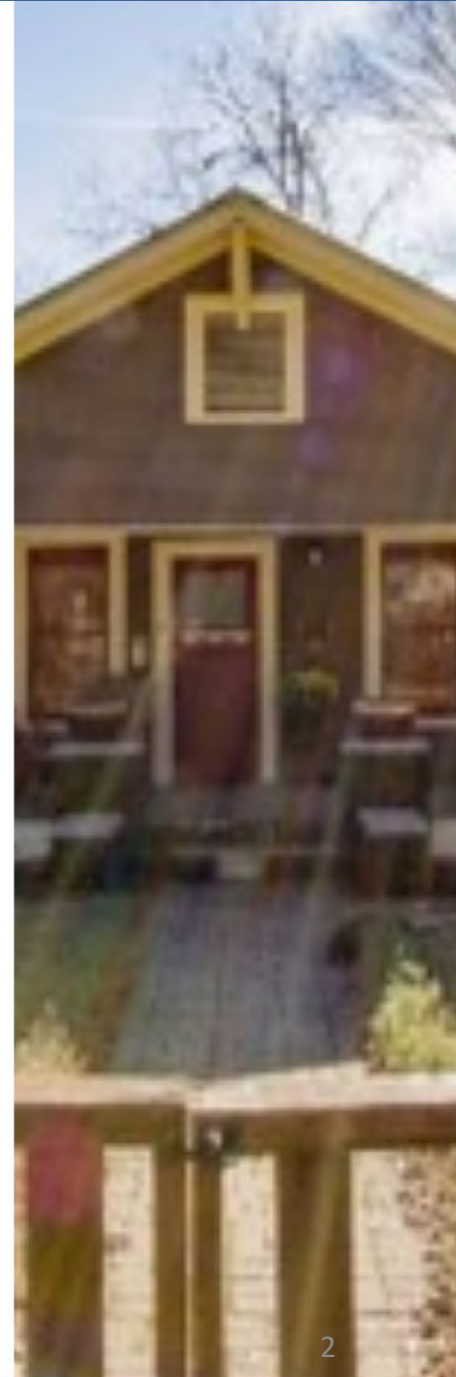
Public Outreach - Andrea Villalobos

3

Needs Analysis Findings - Mollie Fitzpatrick

4

Questions / Discussion





# OUTCOMES

## WORKFORCE HOUSING STRATEGIC INITIATIVE



**Assemble a Workforce Housing Task Force**



**Increase the Rates of Home Ownership**



**Maintain Existing Housing Stock in Safe Conditions**



September

## Project Launches

- Task Force Goals
- Initiate Needs Assessment

November

## Housing Choice Survey

- Remove Workforce from Title
- Working Groups
- Refine Goals

January

## Data Brief and Gaps Analysis

- Refine Strategies
- Actions

March

## Needs Assessment

- Development Code Amendments
- Public Outreach Strategy

May

## Public Outreach

# HOUSING TASK FORCE





# THE CONTINUUM OF HOUSING

Create different strategies to address housing challenges within each income bracket.

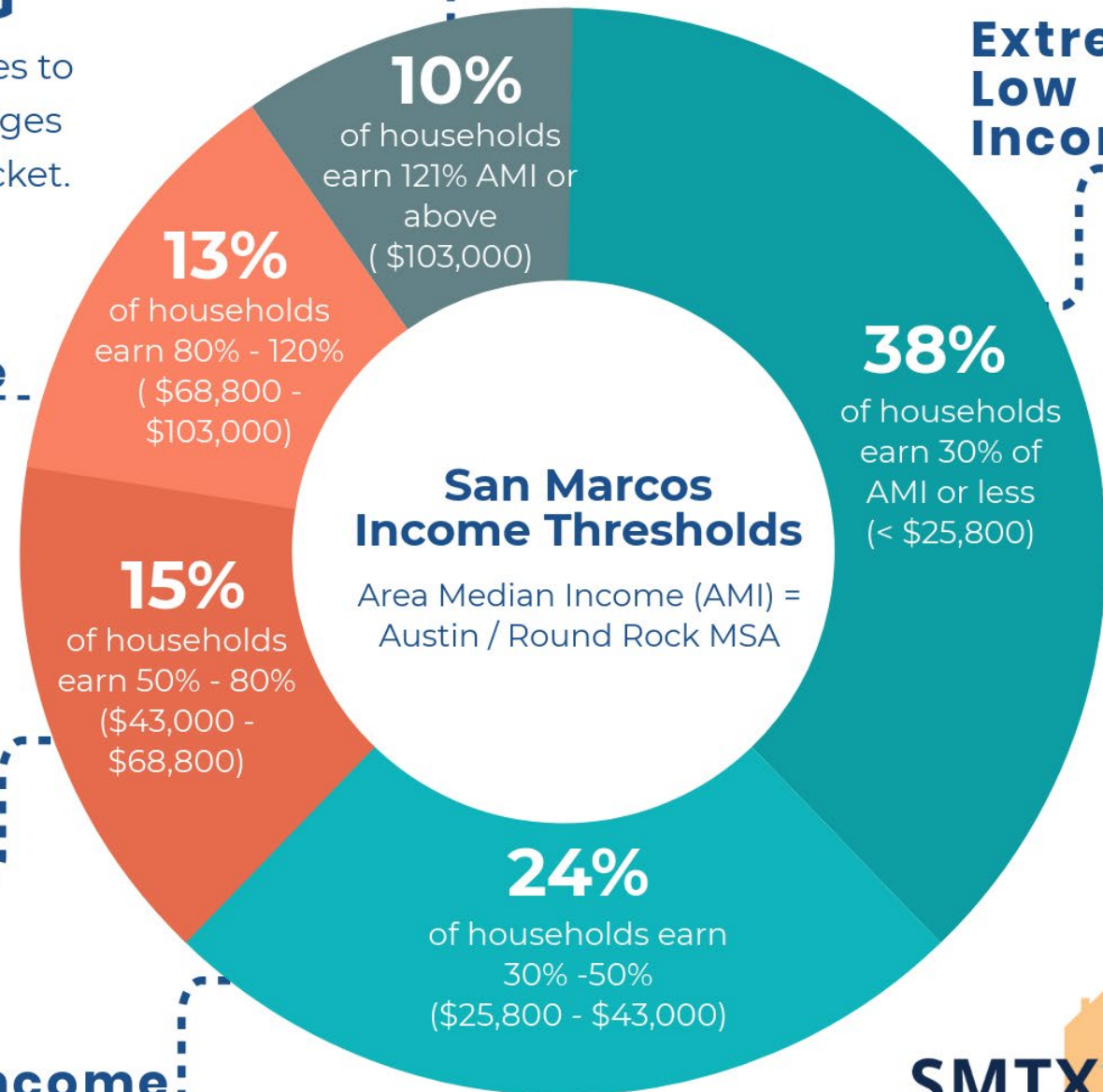
**Median Income  
"Workforce"**

**Low Income**

**Very Low Income**

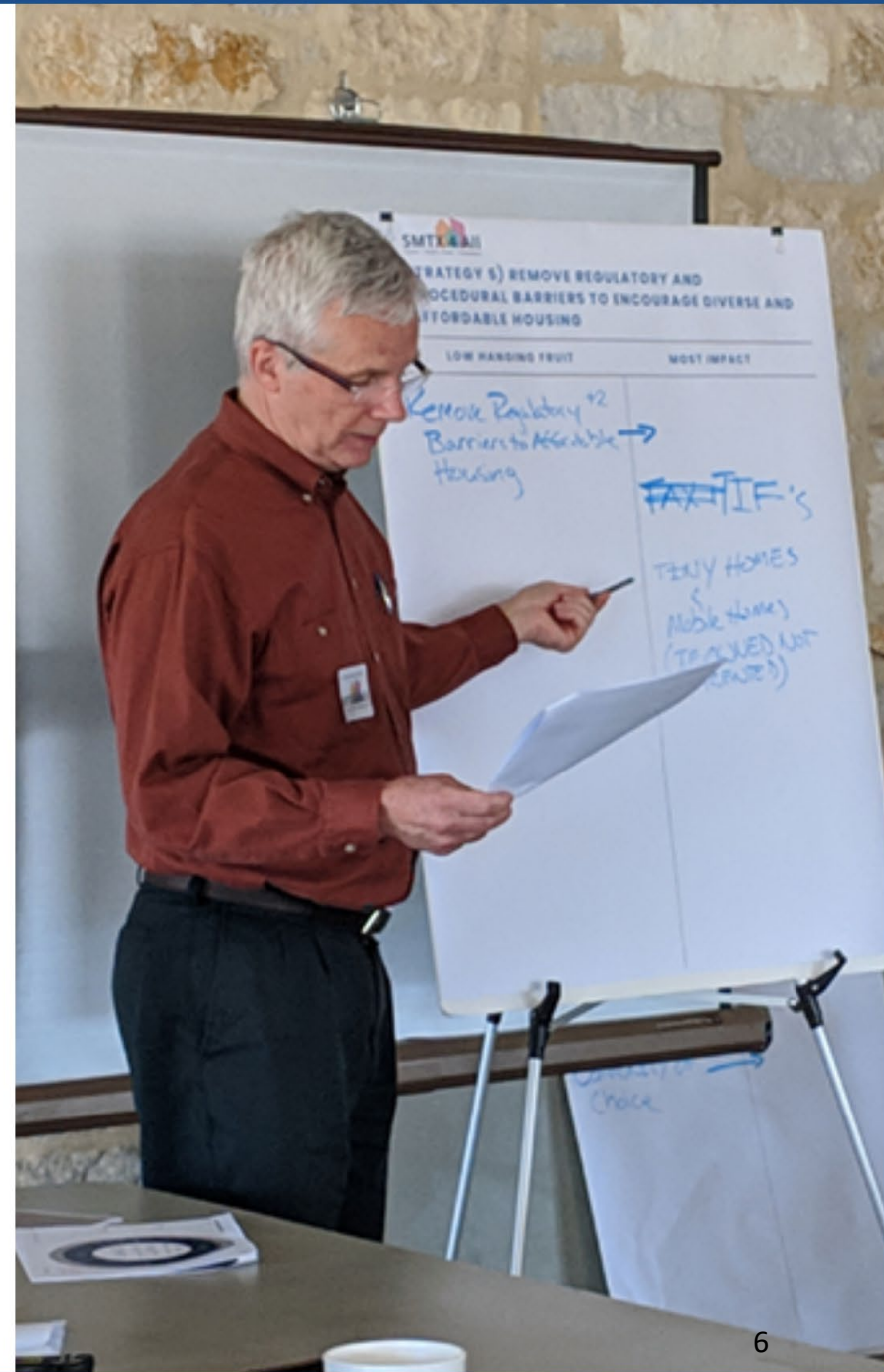
**Market Rate**

**Extremely Low Income**

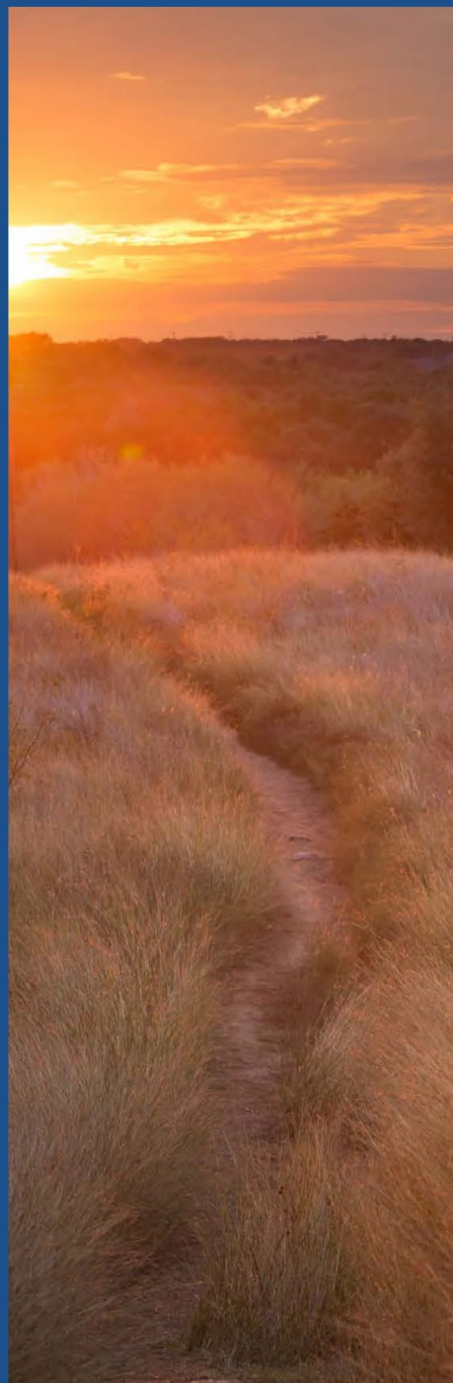


# Five Working Groups:

- Preventing Displacement
- Facilitating New Housing
- Long Term Affordability
- Development Code Amendments
- Public Outreach







## Strategic Initiative



**Assemble a  
Workforce Housing  
Task Force**



**Increase the Rates  
of Home  
Ownership**



**Maintain Existing  
Housing Stock in Safe  
Conditions**

**Task Force  
Refinement**

## Task Force Goals

**Leverage  
Community and  
Regional Partners**



**Expand  
Opportunities for  
Housing**

**Preserve and  
Enhance Existing  
Housing Stock**



**Quantify and  
meet the needs of  
existing and  
future residents.**

May

## Public Input

- Open House
- Community Conversations
- Housing Story

June

## Draft Housing Action Plan

- Task Force Review
- Council Committee Review

July

## Public Feedback

- Open House
- Community Conversations
- Housing Story

September

## Final Housing Action Plan

- Task Force Final Recommendation

October

## City Council Adoption

**Implementation**

# Next Steps





# PUBLIC INPUT

City of San Marcos

## Housing Task Force

# OPEN HOUSE

**Date:** Wednesday, May 22

**Time:** 5:30 - 7:30 p.m.

A Presentation will begin at 6 p.m.

**Location:** San Marcos Rec Hall, 298  
Jowers Access Road





The City of San Marcos invites you to host a

# Community Conversation

To Discuss **Housing** in San Marcos!

San Marcos is developing a Strategic Action Plan aimed at addressing the housing needs in San Marcos. We invite community groups and stakeholders to host a Community Conversation with your neighborhood, school, or business association to learn more and provide input for consideration by the housing task force!

Community Conversations can be facilitated by City Staff or Housing Task Force Members. Please sign up using the link below and staff will contact you to find out more about your organization and schedule a meeting time that works best for you!

[sanmarcostx.gov/smtx4all](https://sanmarcostx.gov/smtx4all)

## Share Your Housing Story!



Why do you love living in San Marcos? What's your take on the housing challenges in San Marcos? Stories like yours illustrate that housing should be for all people, in all places, for all generations. We invite you to share your housing story online through a photo campaign!

Visit [sanmarcostx.gov/smtx4all](https://sanmarcostx.gov/smtx4all) to share

## Upcoming Event: Housing Open House

Please join us for an informative open house on the housing needs in San Marcos

**Date:** Wednesday, May 22

**Time:** 5:30 - 7:30 p.m.

**Location:** San Marcos Rec Hall, 298 Jowers Access Road

|                               |      |
|-------------------------------|------|
| University Housing Group      | 5/7  |
| Regional WIC Staffing         | 5/9  |
| SMCISD Cabinet                | 5/13 |
| DTA Quality of Life Committee | 5/15 |
| Neighborhood Commission       | 5/20 |
| Hays County Food Bank Staff   | 5/22 |
| Food Bank Distribution        | 5/29 |
| CONA                          | 6/17 |
| Neighborhood Enhancement      | 6/20 |
| ACT Ally Managers             | 7/11 |

# Share Your Housing Story!

Stories like yours illustrate that housing should be for all people, in all places, for all generations.





# San Marcos

# Housing Needs Assessment

PRESENTED BY

Mollie Fitzpatrick, *Managing Director*



Denver, Colorado 80220  
970.880.1415 x102  
[hello@rootpolicy.com](mailto:hello@rootpolicy.com)





# Report Organization

- I. Demographic Profile
- II. Housing Profile and Market Analysis
- III. Community Input
- IV. Key Findings and Action Plan

# Demographic Profile

# Population and Households

15%

children

39%

college age

18%

young adult

8%

middle adult

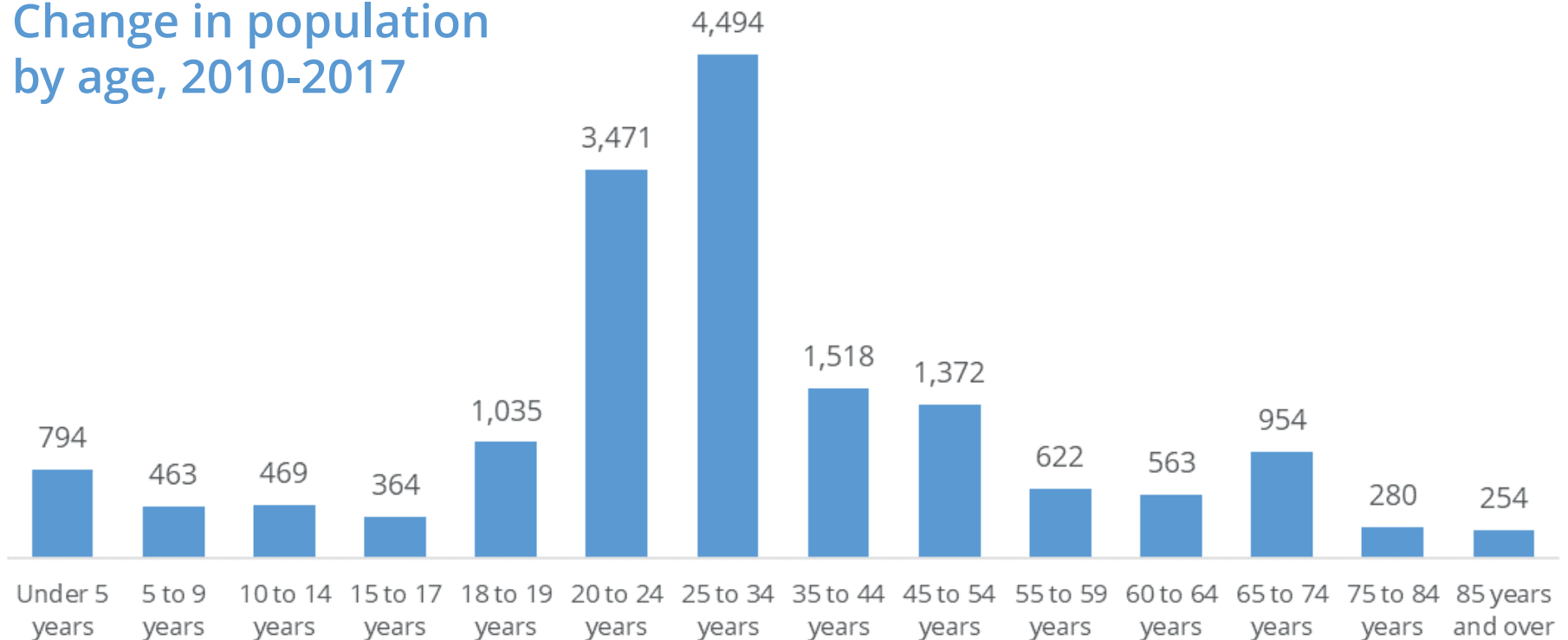
12%

boomers

7%

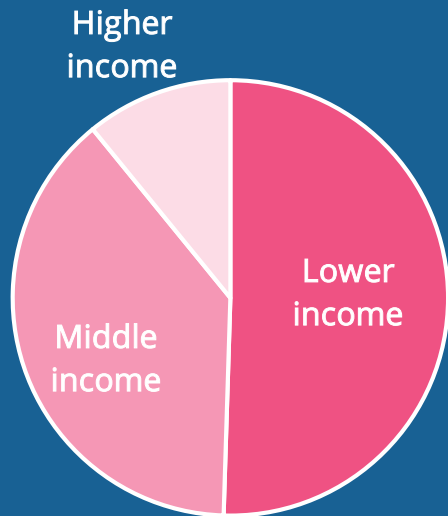
seniors

## Change in population by age, 2010-2017



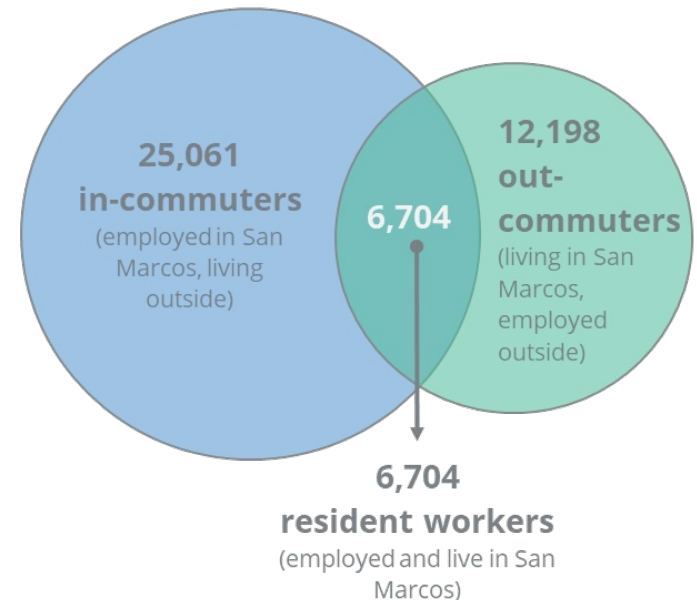


# Income and Employment



|                 | Poverty Rate<br>(All People) | Poverty Rate<br>(Excluding<br>Students) |
|-----------------|------------------------------|---|
| San Marcos      | 35%                          | 19%                                     |
| Waco            | 26%                          | 20%                                     |
| College Station | 32%                          | 10%                                     |
| Austin MSA      | 12%                          | 10%                                     |
| San Antonio MSA | 15%                          | 14%                                     |

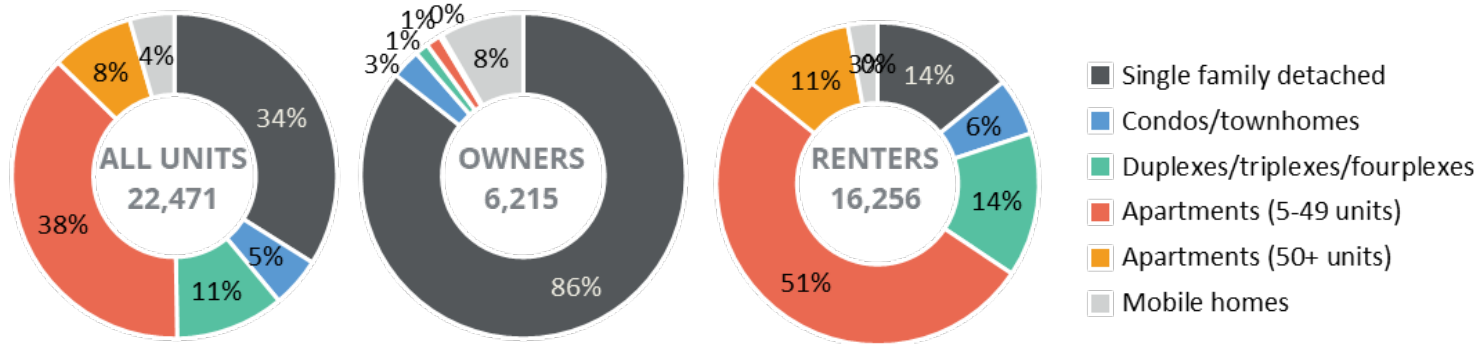
## Commuting Patterns



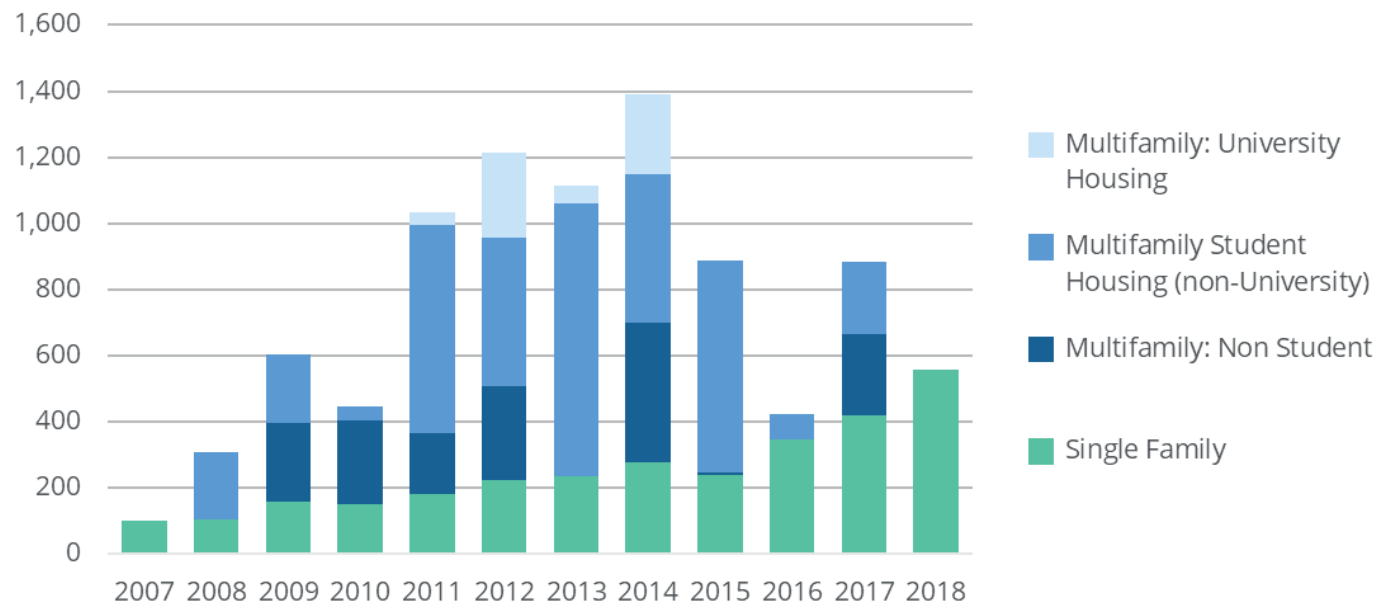
# Housing & Affordability

# Housing Stock

## Units in Structure



## Permits

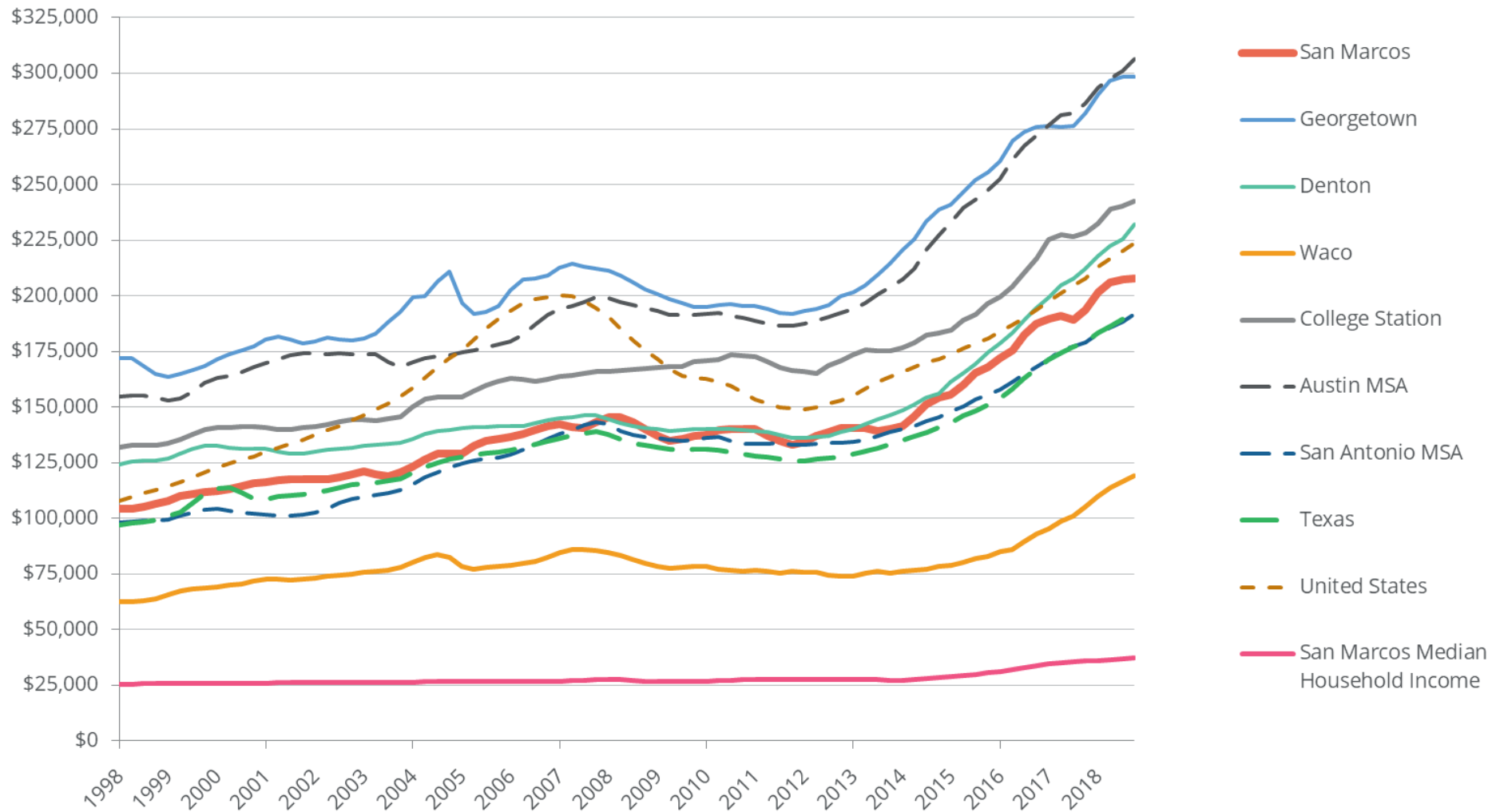


# Renters and Owners

|  | Renters  |         | Owners   |         | Ownership Rate | Ownership Rate Charted     |
|--|----------|---------|----------|---------|----------------|----------------------------|
|  | Number   | Percent | Number   | Percent |                |                            |
| Total Households                       | 16,256   | 100%    | 6,215    | 100%    | 28%            | <div><div></div></div> 28% |
| Median Income                          | \$27,104 |         | \$64,333 |         |                |                            |
| Income Distribution                    |          |         |          |         |                |                            |
| Less than \$25,000                     | 7,490    | 46%     | 944      | 15%     | 11%            | <div><div></div></div> 11% |
| \$25,000 - \$50,000                    | 5,000    | 31%     | 1,380    | 22%     | 22%            | <div><div></div></div> 22% |
| \$50,000 - \$75,000                    | 2,013    | 12%     | 1,407    | 23%     | 41%            | <div><div></div></div> 41% |
| \$75,000 - \$100,000                   | 944      | 6%      | 905      | 15%     | 49%            | <div><div></div></div> 49% |
| \$100,000+                             | 809      | 5%      | 1,579    | 25%     | 66%            | <div><div></div></div> 66% |
| Age of Householder                     |          |         |          |         |                |                            |
| Young millennials and students (15-24) | 7,193    | 44%     | 133      | 2%      | 2%             | <div><div></div></div> 2%  |
| All householders 25 and over           | 9,063    | 56%     | 6,082    | 98%     | 40%            | <div><div></div></div> 40% |
| Post-college millennials (25-34)       | 4,456    | 27%     | 1,058    | 17%     | 19%            | <div><div></div></div> 19% |
| Ages 35-44                             | 1,577    | 10%     | 1,128    | 18%     | 42%            | <div><div></div></div> 42% |
| Ages 45-64                             | 2,058    | 13%     | 2,312    | 37%     | 53%            | <div><div></div></div> 53% |
| Seniors (65 and older)                 | 972      | 6%      | 1,584    | 25%     | 62%            | <div><div></div></div> 62% |
| Household Type                         |          |         |          |         |                |                            |
| Family household without children      | 2,063    | 13%     | 2,588    | 42%     | 56%            | <div><div></div></div> 56% |
| Family household with children         | 2,794    | 17%     | 1,721    | 28%     | 38%            | <div><div></div></div> 38% |
| Nonfamily household - living alone     | 5,848    | 36%     | 1,439    | 23%     | 20%            | <div><div></div></div> 20% |
| Other nonfamily household              | 5,551    | 34%     | 467      | 8%      | 8%             | <div><div></div></div> 8%  |
| Race/Ethnicity of Householder          |          |         |          |         |                |                            |
| Non-Hispanic white                     | 8,802    | 54%     | 3,729    | 60%     | 30%            | <div><div></div></div> 30% |
| Hispanic                               | 6,002    | 37%     | 2,219    | 36%     | 27%            | <div><div></div></div> 27% |
| Black or African American              | 771      | 5%      | 153      | 2%      | 17%            | <div><div></div></div> 17% |
| Other minority                         | 681      | 4%      | 114      | 2%      | 14%            | <div><div></div></div> 14% |



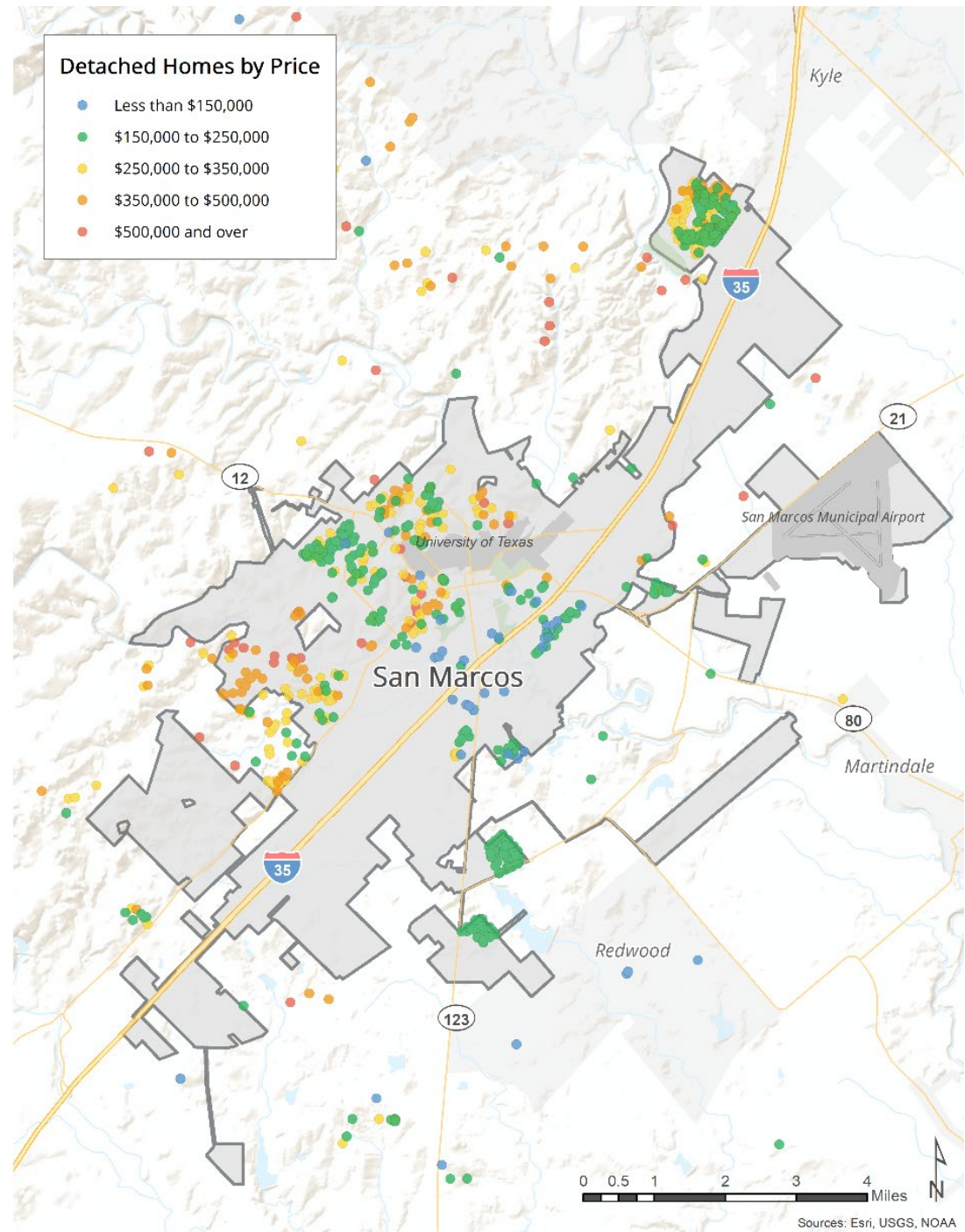
# Housing Price Trends



# List/Sale Price 2017-18

21% < \$200,000  
59% \$200,000-  
\$350,000  
20% > \$350,000

*Attached vs Detached*



# Rental Market

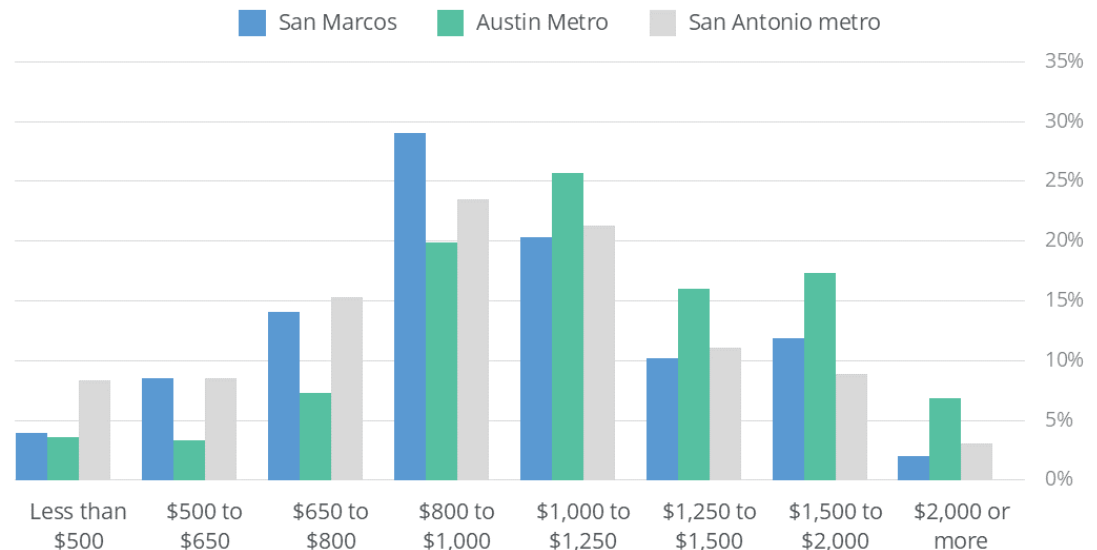
**median rent:**  
**\$966 in 2017**  
**\$622 in 1999**

*55% increase in rent compared to 37% increase in median income*

## Conventional vs Student Rentals

|                                 | Conventional Apartments | Student Apartments |
|---------------------------------|-------------------------|--------------------|
| Number of Units                 | 5,300                   | 5,900              |
| Average Rent per Unit           | \$1,043                 | \$1,827            |
| Average Rent per Sq Ft          | \$1.27                  | \$1.48             |
| Average Size of Units (Sq Ft)   | 824                     | 1,237              |
| % of units that are 3+ bedrooms | 7%                      | 58%                |
| % change in rent 2010 to 2018   | 36%                     | 39%                |

## Rental Distribution



# Market Gaps

*Compares the supply of housing at various price points to the number of households who can afford such housing*

## Rental

| Renter Incomes       | Max Affordable Rent | Renters |      | Rental Units |      | Gap     |
|----------------------|---------------------|---------|------|--------------|------|---------|
|                      |                     | Num.    | Pct. | Num.         | Pct. |         |
| Less than \$5,000    | \$125               | 2,045   | 13%  | 49           | 0%   | (1,996) |
| \$5,000-\$9,999      | \$250               | 1,187   | 7%   | 68           | 0%   | (1,119) |
| \$10,000-\$14,999    | \$375               | 1,496   | 9%   | 212          | 1%   | (1,285) |
| \$15,000-\$19,999    | \$500               | 1,264   | 8%   | 297          | 2%   | (968)   |
| \$20,000-\$24,999    | \$625               | 1,498   | 9%   | 916          | 6%   | (583)   |
| \$25,000-\$34,999    | \$875               | 2,445   | 15%  | 4,163        | 26%  | 1,718   |
| \$35,000-\$49,999    | \$1,250             | 2,555   | 16%  | 6,354        | 40%  | 3,799   |
| \$50,000-\$74,999    | \$1,875             | 2,013   | 12%  | 2,660        | 17%  | 647     |
| \$75,000+            | \$1,875+            | 1,753   | 11%  | 1,167        | 7%   | (586)   |
| Total/Low Income Gap |                     | 16,256  | 100% | 15,884       | 100% | (5,950) |

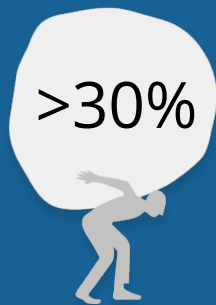
## Ownership

| Income Range           | Max Affordable Home Price | Renters |      | Homes Listed/Sold (2017-2018) |      | Renter Purchase Gap | Cumulative Gap excluding <\$25,000 |
|------------------------|---------------------------|---------|------|-------------------------------|------|---------------------|------------------------------------|
|                        |                           | Num.    | Pct. | Num.                          | Pct. |                     |                                    |
| Less than \$25,000     | \$ 80,192                 | 7,490   | 46%  | 4                             | 0%   | -46%                | n/a                                |
| \$25,000 to \$34,999   | \$112,271                 | 2,445   | 15%  | 16                            | 1%   | -14%                | -14%                               |
| \$35,000 to \$49,999   | \$160,388                 | 2,555   | 16%  | 74                            | 5%   | -11%                | -25%                               |
| \$50,000 to \$74,999   | \$240,584                 | 2,013   | 12%  | 524                           | 34%  | 21%                 | -3%                                |
| \$75,000 to \$99,999   | \$320,779                 | 944     | 6%   | 521                           | 34%  | 28%                 | 24%                                |
| \$100,000 to \$149,999 | \$481,171                 | 654     | 4%   | 287                           | 19%  | 15%                 | 39%                                |
| \$150,000 or more      | \$481,172+                | 155     | 1%   | 121                           | 8%   | 7%                  | 46%                                |

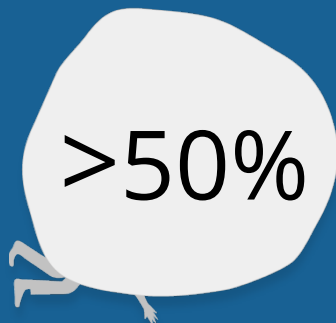
# Worker Affordability

| Industry                             | Average Annual Wage | Max Affordable Rent | Can Afford Median Rent? | Max Affordable Home Price | Can Afford Median Home Price? | Can Afford Median Home Price with 1.5 earners per household? |
|--------------------------------------|---------------------|---------------------|-------------------------|---------------------------|-------------------------------|--|
| <b>Goods Producing (Private)</b>     | <b>\$53,612</b>     | <b>\$1,340</b>      | <b>yes</b>              | <b>\$171,978</b>          | <b>no</b>                     | <b>yes</b>   |
| Natural Resources and Mining         | \$56,264            | \$1,407             | yes                     | \$180,485                 | no                            | yes  |
| Construction                         | \$50,752            | \$1,269             | yes                     | \$162,804                 | no                            | no   |
| Manufacturing                        | \$56,680            | \$1,417             | yes                     | \$181,820                 | no                            | yes  |
| <b>Service Producing (Private)</b>   | <b>\$34,216</b>     | <b>\$855</b>        | <b>no</b>               | <b>\$109,759</b>          | <b>no</b>                     | <b>no</b>  |
| Trade, Transportation, and Utilities | \$33,644            | \$841               | no                      | \$107,924                 | no                            | no   |
| Information                          | \$56,420            | \$1,411             | yes                     | \$180,985                 | no                            | yes  |
| Financial Activities                 | \$54,652            | \$1,366             | yes                     | \$175,314                 | no                            | yes  |
| Professional and Business Services   | \$46,956            | \$1,174             | yes                     | \$150,627                 | no                            | no   |
| Education and Health Services        | \$38,740            | \$969               | yes                     | \$124,271                 | no                            | no   |
| Leisure and Hospitality              | \$16,900            | \$423               | no                      | \$54,212                  | no                            | no   |
| Other Services                       | \$35,568            | \$889               | no                      | \$114,096                 | no                            | no   |
| <b>Total Private Employment</b>      | <b>\$37,752</b>     | <b>\$944</b>        | <b>no</b>               | <b>\$121,102</b>          | <b>no</b>                     | <b>no</b>  |
| <b>Total Employment</b>              | <b>\$39,572</b>     | <b>\$989</b>        | <b>yes</b>              | <b>\$126,940</b>          | <b>no</b>                     | <b>no</b>  |

Households paying  
>30% for housing are  
“cost burdened”



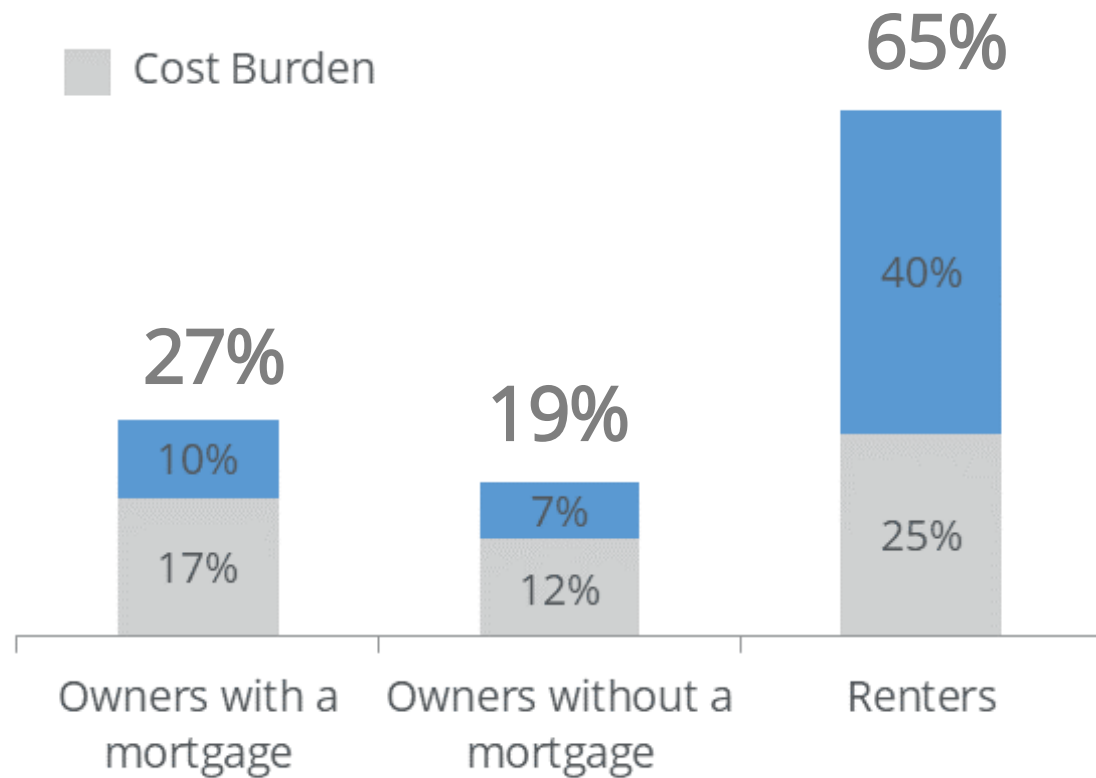
Households paying  
>50% for housing are  
“severely cost burdened”



# Cost Burden

■ Severe Cost Burden

■ Cost Burden





# Community Input

Resident Survey and Stakeholder Focus Groups

# Top 3 Most Important Factors in Choosing Current Home

## SAN MARCOS HOMEOWNERS

- 1 Liked the neighborhood
- 2 Cost/I could afford it
- 3 Type of home/layout of home
- 4 Close to work/job opportunities
- 5 Large yard/size of yard

## SAN MARCOS RENTERS

- 1 Cost/I could afford it
- 2 Close to college/university
- 3 Close to work/job opportunities
- 4 Allow pets/dogs
- 5 Number of bedrooms

## SAN MARCOS STUDENT RENTERS

- 1 Close to college/university
- 2 Cost/I could afford it
- 3 Number of bedrooms
- 4 Close to bus/transit
- 5 Liked the type of home/apartment

## IN-COMMUTER HOMEOWNERS

- 1 Large yard/size of yard
- 2 Cost/I could afford it
- 3 Quiet area
- 4 Liked the neighborhood
- 5 Low crime rate/safe

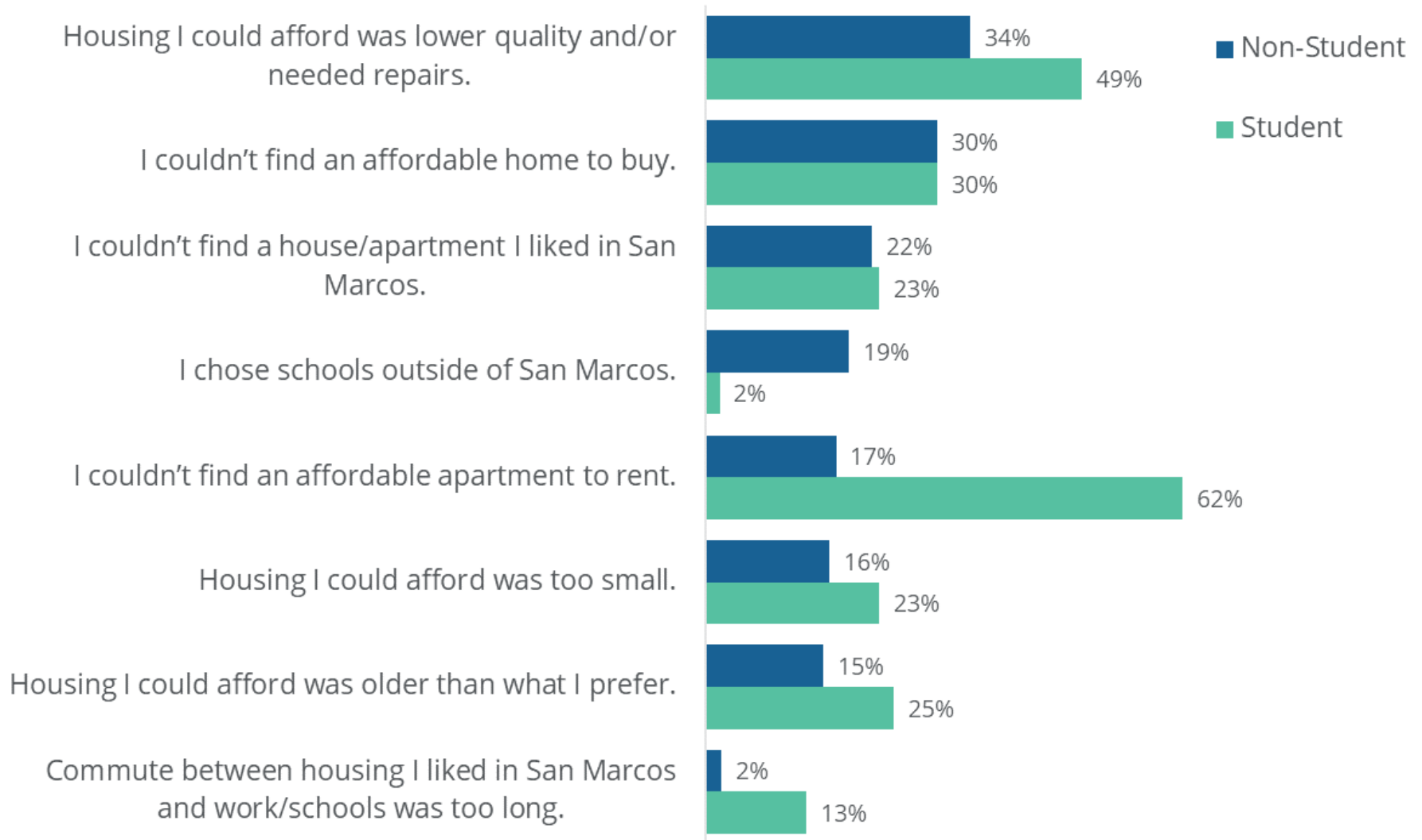
## IN-COMMUTER RENTERS

- 1 Cost/I could afford it
- 2 Allow pets/dogs
- 3 Number of bedrooms
- 4 Quiet area
- 5 Type of home/layout of home

## IN-COMMUTER STUDENT RENTERS

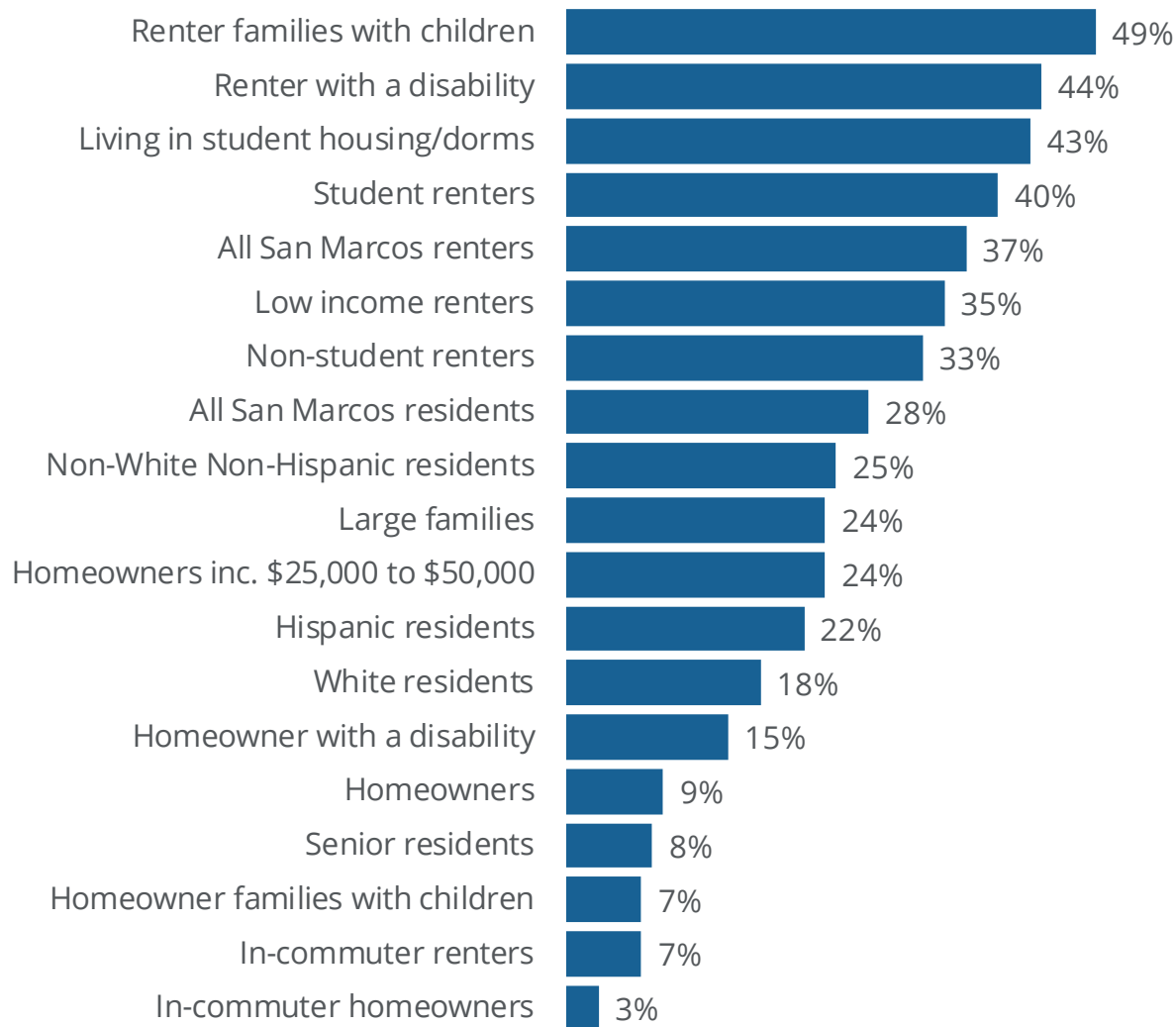
- 1 Cost/I could afford it
- 2 Number of bedrooms
- 3 Allow pets/dogs
- 4 Close to work/job opportunities
- 5 (tie) Low crime rate/type of home/close to college/university

# Incommuter Preferences



# Condition and Repair Needs

## Percent Rating Their Home in *Fair or Poor* Condition:



## Most important owner repairs needed:

- Roof
- Weatherization
- Wiring/electrical
- Interior walls/cracks

## Most important renter repairs needed:

- Interior walls/ceilings
- A/C or cooling system
- Kitchen appliances
- Bathroom plumbing
- Weatherization

# Accessibility Improvements

*16% of non-student hh and 13% of student hh include a member with a disability*

*1/3 of those have accessibility needs in home (1/4 for students)*

**Two in five** San Marcos residents with disabilities and in-home accessibility needs (43%) live in housing that does not meet their accessibility needs.



Among the residents whose homes need accessibility modifications, the three most common modifications needed are:

- Ramps;
- Grab bars in bathroom; and
- Wider doorways.

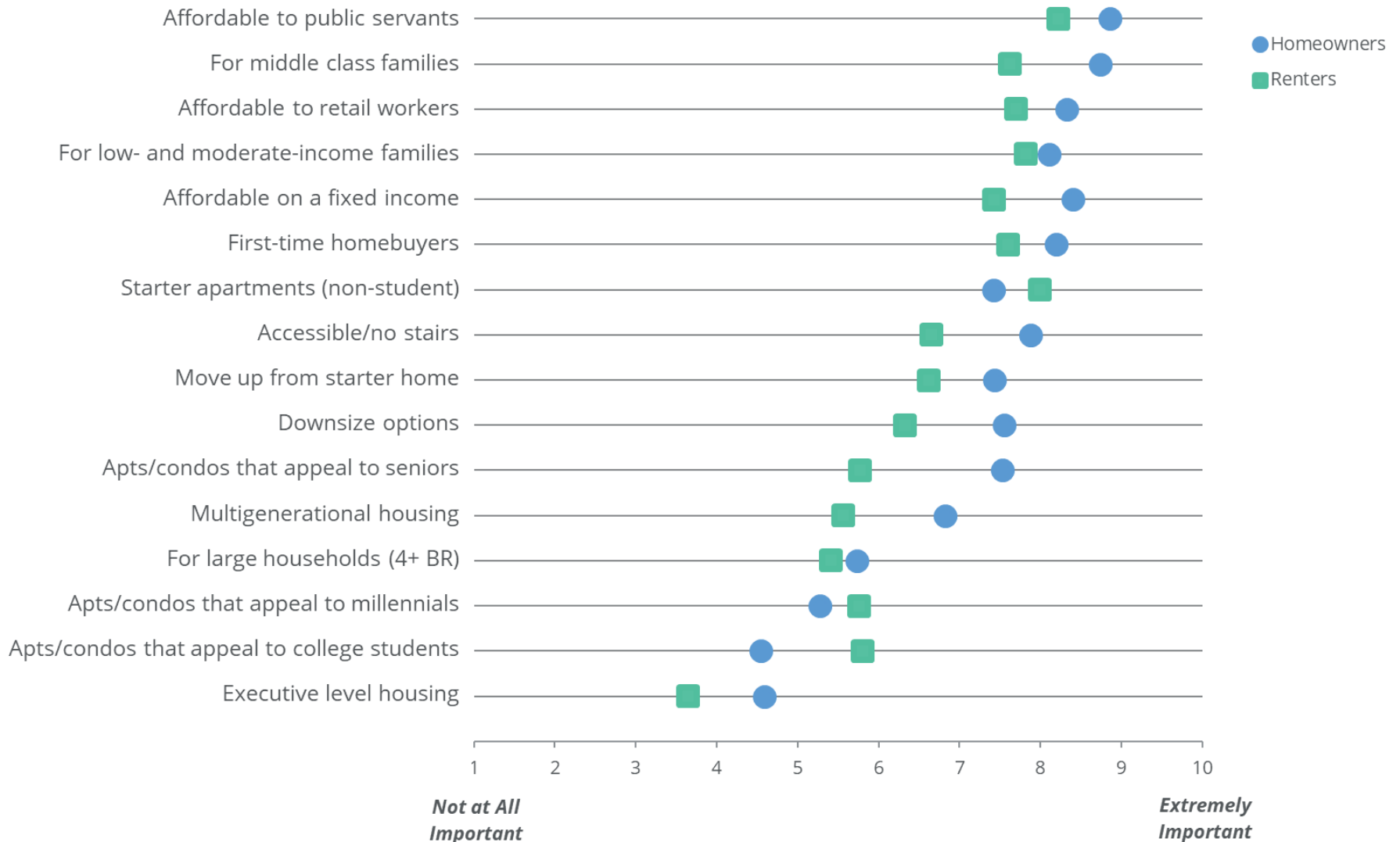


# Renter and Owner Costs by Years in Current Home

| Number of Years in Current Home    | Renter Households |              | Homeowners |              |
|------------------------------------|-------------------|--------------|------------|--------------|
|                                    | San Marcos        | In-Commuters | San Marcos | In-Commuters |
| <b>Non-Students</b>                |                   |              |            |              |
| Less than 1 year (2018-present)    | \$ 1,050          | \$ 1,200     | \$ 1,400   | \$ 1,550     |
| 1 year up to 5 years (2013-2018)   | \$ 1,000          | \$ 1,100     | \$ 1,500   | \$ 1,540     |
| 5 years up to 10 years (2008-2013) | \$ 982            | \$ 825       | \$ 1,300   | \$ 1,400     |
| 10 years or more (Prior to 2008)   | \$ 994            | -            | \$ 1,200   | \$ 1,200     |
| <b>Students</b>                    |                   |              |            |              |
| Less than 1 year (2018-present)    | \$ 1,050          | \$ 1,200     |            |              |
| 1 year up to 5 years (2013-2018)   | \$ 750            | -            |            |              |
| 5 years up to 10 years (2008-2013) | -                 | -            |            |              |
| 10 years or more (Prior to 2008)   | -                 | -            |            |              |

# Housing Spectrum

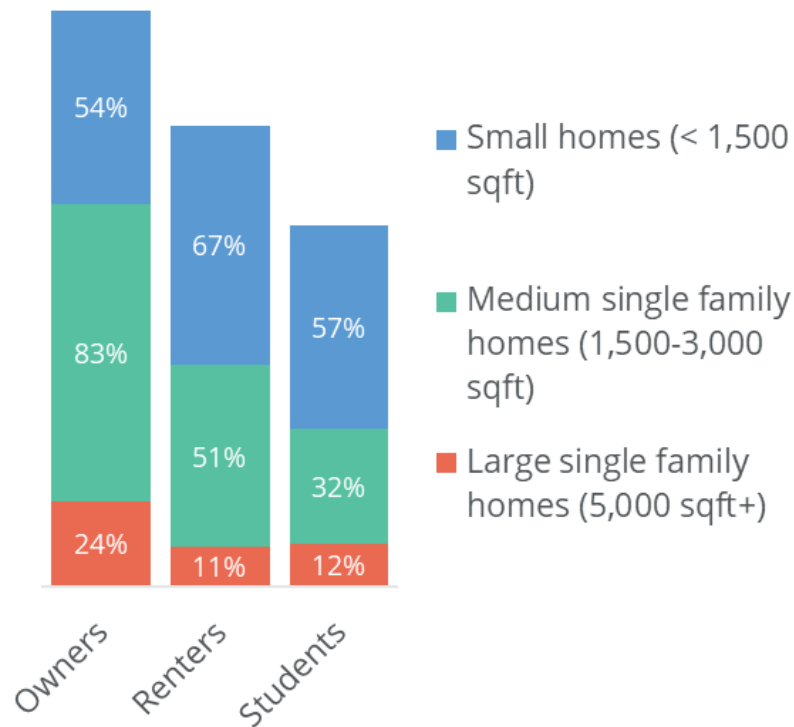
On a scale of 1 to 10, how important to you is it that San Marcos's housing supply includes the following types of homes?



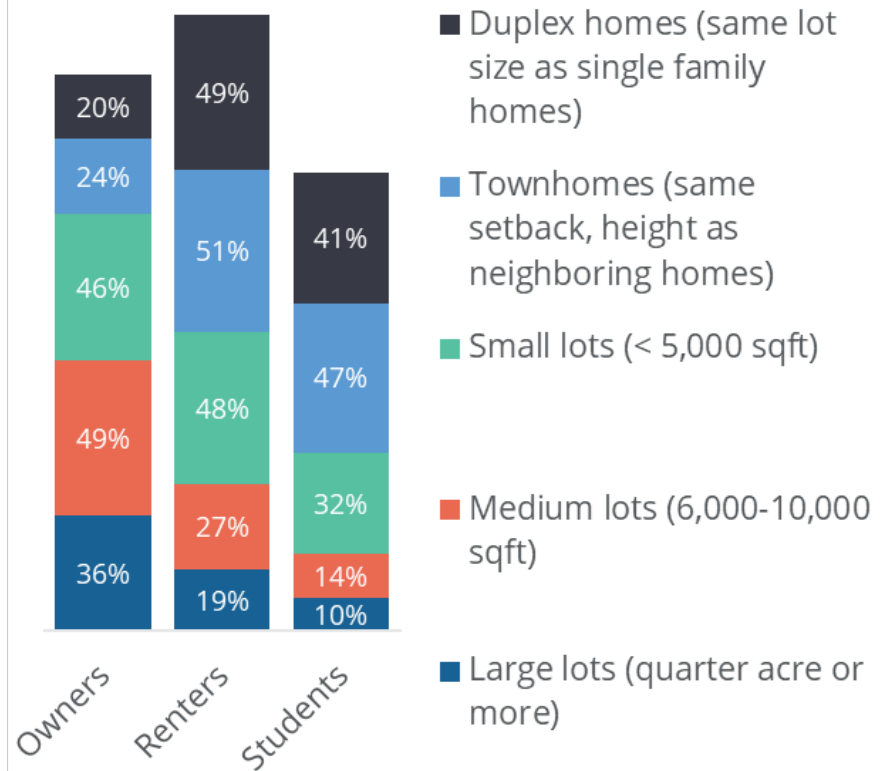
# Appetite for Density

Housing types residents considered appropriate in their neighborhood

## Single Family Home Size



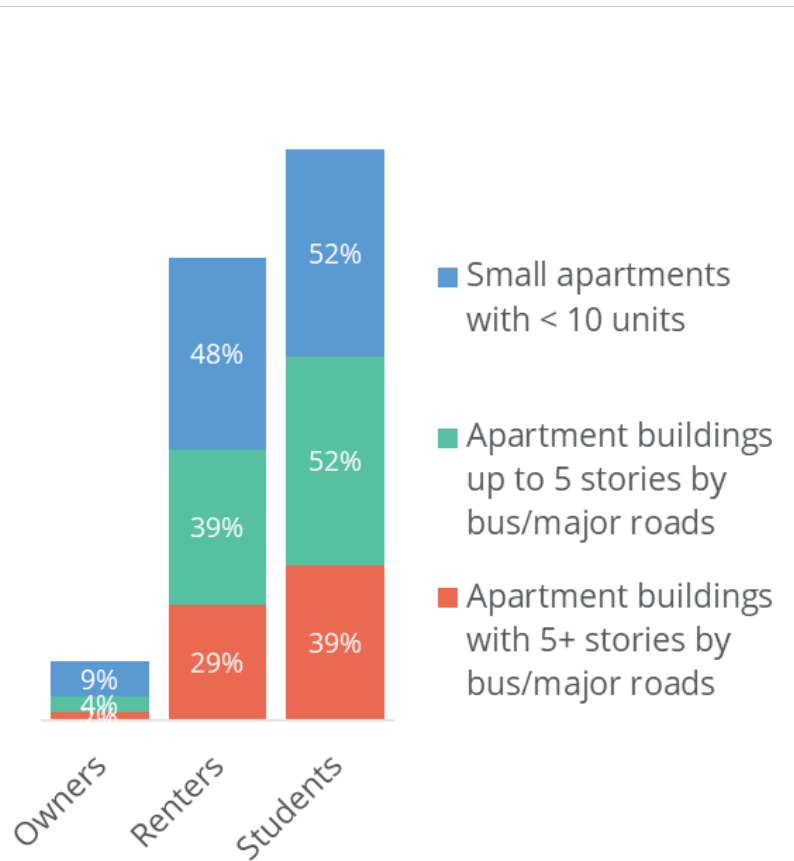
## Lot Flexibility



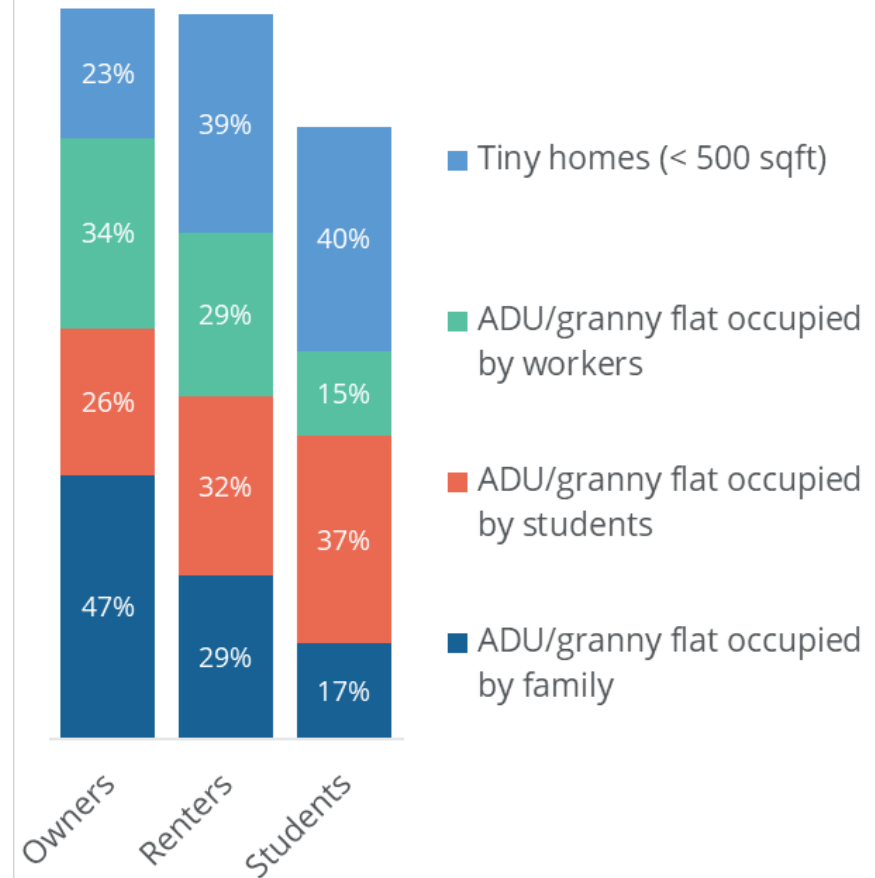
# Appetite for Density

Housing types residents considered appropriate in their neighborhood

## Apartment Buildings



## Emerging Products



**Top Needs**



## Why do we have affordable housing needs?

- 1) Additional affordable rentals for residents earning less than \$25,000
- 2) Displacement prevention
- 3) Starter homes and family homes priced near or below \$200,000 and increased ownership product diversity.
- 4) Improve condition and accessibility of existing housing stock.

# QUESTIONS

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## Legislation Text

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**File #:** ID#19-234, **Version:** 1

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**AGENDA CAPTION:**

Executive Session in accordance with the following Government Code Sections:

- A. Section § 551.071 - Consultation with Attorney and Section 551.072 - Deliberations Regarding Real Property, to receive a staff briefing and to deliberate the acquisition of a public utility easement on the Gunnarson property on Ramsey Street at a location adjacent to the Hilltop Electric Substation.
- B. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters and Project Big Hat
- C. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Big Hat

**Meeting date:** 5/21/2019

**Department:** City Clerk's Office on behalf of the City Council

**Amount & Source of Funding**

**Funds Required:** [Click or tap here to enter text.](#)

**Account Number:** [Click or tap here to enter text.](#)

**Funds Available:** [Click or tap here to enter text.](#)

**Account Name:** [Click or tap here to enter text.](#)

**Fiscal Note:**

**Prior Council Action:** [Click or tap here to enter text.](#)

**City Council Goal:** [Please select goal from dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

Click or tap here to enter text.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.